

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Glenn Hall

Debtor(s)

CHAPTER 13

Wells Fargo Bank, National Association, as Trustee for
Structured Asset Mortgage Investments II Inc.,
GreenPoint Mortgage Funding Trust 2006-AR3,
Mortgage Pass-Through Certificates, Series 2006-AR3
Movant

NO. 24-12263 AMC

vs.

Glenn Hall

Debtor(s)

11 U.S.C. Section 362 and 1301

Joann Hall

Co-Debtor(s)

Scott F. Waterman

Trustee

ORDER

AND NOW, this 14th day of Nov. , 2024 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 5 Little John Circle, Avondale, PA 19311 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



Ashely M.Chan, United States Bankruptcy Judge.